

## **CONTENT ANALYSIS REPORT SUMMARY**

### **1.0 BACKGROUND**

A Public Scoping Meeting was held in the Penn Elementary School Gymnasium in North Liberty, Iowa on July 12, 2000. An afternoon (2-4 p.m.) and evening (7-9 p.m.) session were held. Zambrana Engineering, Inc. (ZEI) staff present at the meeting were the Principal Investigator (Ken Derickson), Senior Ecologist (Bill Elzinga), Senior Engineer (Dick Rosenberger), Social Scientist II (Connie Heitz) and Junior Biologist (Jessica Jones). Rock Island District staff present at the meeting were the Technical POC (Karen Hagerty), Coralville Lake Operations Manager (John Castle), Social Science Analyst (Sharryn Jackson) and Real Estate POC (Wayne Johanson).

Legal ads for the Public Scoping Meeting were provided to the *Cedar Rapids Gazette and Iowa City Press-Citizen* on July 3, 2000, and individual notices were sent to over 350 people on July 7, 2000. Additionally, the agency coordination letters contained relevant information on the meeting. Notices were also sent to radio stations KXIC and KCJJ on July 10, 2000 to be included in their daily Public Service Announcements.

### **2.0 MEETING FORMAT**

The format of the Public Scoping Meeting was an open house with display materials depicting the project site location and features, site environmental resources, NEPA process, EA project alternatives, and the facilities and site plan for the MYCA alternative. A handout that provided information on the Coralville EA (see Exhibit 1) was given to each attendee and they were asked to complete and return the attached Public Comment Sheet at the end of the meeting. ZEI staff circulated and answered questions from the attendees and discussed their specific concerns. Rock Island District staff provided support and answered questions as appropriate. Overall the meeting was very productive with considerable amounts of discussion from a large number of the attendees.

### **3.0 PUBLIC COMMENTS**

A total of 102 people attended the Public Scoping Meeting, with approximately 50 percent of the attendance at each of the two sessions. Each attendee was provided a copy of a handout with an attached Public Comment Form and was asked to submit the completed form after they had reviewed the presentation materials and talked to ZEI or Rock Island District staff about their concerns or questions.

A total of 77 (75 percent) completed comment forms were submitted by the attendees (Appendix A). These comment forms were reviewed and the information therein was compiled for analysis. The results of this analysis are summarized in Tables 1 to 3. As indicated in Table 1, most of the attendees (53 out of 77, or 69 percent) submitting comments were within a five-mile radius of the former Camp Daybreak site. In addition to local homeowners, the respondents also represented local businesses, Johnson County Board of Supervisors, environmental organizations, and interested lessees (MYCA and IO-DIS-E-CA representatives).

Table 1. Public Comment Forms Summary

MEETING SUMMARY		
	Total number of people attending	102
	Total number of comment forms	77
	Total number of comments	457
GEOGRAPHIC PROFILE		
	Resident within 0.5 mi	32
	Resident within 0.6-5 mi	21
	Resident within 5-10 mi	11
	Resident within > 10 mi	9
INTERESTED PARTIES PROFILE		
	MYCA	Boy Scouts of America
	Iowa City Sierra Club	Am. Leg. Aux. Task Force
	IODISECA	Local Business Owners (4)
	Johnson County Board of Supervisors	Local Residents
	Cedar Rapids Audubon Society	
COMMENT SUMMARY		
	Corps Directed	24%
	Socioeconomic	34%
	Environmental	24%
	Suggestions for Alternative Land Use	10%
	Questions about ZEI and EA	4%
	Questions about MYCA	4%

The 77 respondents submitted a total of 457 comments. These comments were broken down into six broad issue categories. Over 50 percent of the comments were related to the Corps and Socioeconomic issues. Environmental and waste water concerns accounted for 24 percent of the comments. Within each of these issue categories, the comments were further broken down into 65 categories. An analysis of these specific comment categories indicated that 15 comment categories were listed by at least 10 percent of the 77 respondents (see Table 2).

Detailed listings of the specific comment categories are shown in Table 4 and Table 4A. Each of the categories was coded for analytical purposes. Also, a comment was noted for each comment category indicating whether it was an issue for inclusion in the EA, addressing at the lease agreement stage, or not an issue that could be addressed by either the EA or at the lease agreement stage (N/A). Approximately 51 percent of the comment categories will be addressable in the EA (see Table 4). Comments in the N/A category often involved opinions about the Corps, ZEI or MYCA. Each of these specific categories was assigned a code and this code (Table 4) was used to indicate the comment categories addressed by each of the respondents in Table 5.

Figures 1-4 provide a breakdown of the comment categories that were addressed by at least 10 percent of the 77 respondents, by issue category. A total of 18 categories were addressed by at least 10 percent (8) of the respondents. These categories covered four out of the six issue categories, with the Corps Directed, Environmental and Socioeconomic concerns representing 16 out of the 18 concerns addressed by at least 10 percent of the respondents.

Based on this analysis, the majority of the comments received from the public are related to concerns that the proposed development by the MYCA is too excessive given the size of the project area. This was reflected in the frequently expressed concerns about traffic problems, noise levels, impacts to natural resources, impacts to local infrastructure, safety of the local children and accessibility to the site by the public.

Table 2. Top 15 Comments Received

COMMENT	NUMBER
1. The streets lack adequate capacity and the MYCA proposal will degrade traffic.	41
2. MYCA proposal represents too high a level of a development for the project site.	38
3. Concerns about wastewater treatment and pollution.	32
4. A wilderness area should be made.	24
5. Concerns about public accessibility to the site.	24
6. Effects on wildlife and species in the area.	22
7. Concerns regarding the trees that will be cut down for MYCA development.	20
8. The Corps of Engineers is hypocritical. They should want conservation but instead have this proposal.	14
9. MYCA will use taxpayers money for road improvement, EMS, etc.	13
10. Concerns about noise levels.	13
11. Area should be recreational area for native Iowans.	12
12. Safety issues because of the added number of people on the roads and in the area.	11
13. Concerns for emergency needs.	11
14. Property values will decrease	9
15. The Corps has strict regulations for homeowners but not for MYCA.	9

Table 3. Manner in Which Comments Will Be Addressed

TIMING OF RESPONSE	NUMBER OF CODES APPLYING	PERCENT
Environmental Assessment issue	33	51%
Lease Issue	8	12%
Will not be addressed	24	37%

Table 4. Index to the Codes: Coralville Public Comment Forms (page 1 of 3)

CODE	ISSUE	TOTAL NUMBER OF COMMENTS RECEIVED	ACTION
<b><i>CORPS DIRECTED COMMENTS</i></b>			
1	MYCA proposal represents too high a level of development for the project site.	38	EA Issue
7	Corps is hypocritical. They should want conservation but instead they have this proposal.	14	N/A <sup>1</sup>
12	The Corps has strict regulations for homeowners but not for MYCA.	9	N/A <sup>1</sup>
13	Corps needs to provide proof that this is a non-profit proposal.	1	Lease Issue
16	More information is required on the lease, such as annual cost and term.	4	Lease Issue
18	Concerned about the accuracy and verification of the MYCA drawings.	2	EA Issue
19	Question whether the Corps has a title to the site property.	1	N/A <sup>1</sup>
20	Objections to a private organization on public land.	6	N/A <sup>1</sup>
27	There should be separation of church and state. Religious organization should not be given lease to site.	7	N/A <sup>1</sup>
32	There has been misinformation by MYCA and the Corps on the project and proposal.	6	EA Issue
42	Concerned whether MYCA will receive financial assistance.	1	N/A <sup>1</sup>
43	Threats of law suits and litigation if a lease is granted to MYCA.	2	N/A <sup>1</sup>
54	This decision will set a precedent for other non-profit organizations to go on public land.	6	N/A <sup>1</sup>
57	Would like to know other Corps areas available for leasing.	3	N/A <sup>1</sup>
58	The land regulations require 3 acres of land for one family. MYCA cannot have that many people on the land	6	EA Issue
68	Additional information needed on the rejection of IO-DIS-E-CA's proposal.	1	N/A <sup>1</sup>
76	Information is needed on procedure for resolving complaints or issues if the MYCA proposal goes through.	2	Lease Issue
79	Interested in knowing if the lessee has other leases on Corps land.	1	N/A <sup>1</sup>
TOTAL		110	
<b><i>SOCIOECONOMIC CONCERNS</i></b>			
2	The streets lack adequate capacity and the MYCA proposal will degrade traffic.	41	EA Issue
10	Aesthetics/visual impacts	5	EA Issue
17/63	Concerns for emergency needs.	11	EA Issue
21	Property values will decrease.	9	EA Issue
22	Safety issues because of the added number of people on the roads and in the area.	11	EA Issue

Table 4. Index to the Codes Coralville Public Comment Forms (page 2 of 3)

CODE	ISSUE	TOTAL NUMBER OF COMMENTS RECEIVED	ACTION
30	MYCA will use taxpayers money for roads, EMS, etc.	13	EA Issue
31	Increase in crime.	5	EA Issue
34	Concerns about public accessibility to the land.	24	EA Issue
38	Use of tax-paying site to produce revenue.	2	N/A <sup>1</sup>
39	Concerns about noise levels.	13	EA Issue
56	Concerns about the impact of the project on the nearby homeowners.	8	EA Issue
61	Local farmer was using the land but had to leave because the lease was too high of a payment.	4	N/A <sup>1</sup>
64	Who will be overseeing the project to ensure it's built to plan?	1	Lease Issue
72	Impact on local zoning.	6	EA Issue
TOTAL		153	
<b>ENVIRONMENTAL CONCERNS</b>			
3	Concerns regarding the number and size of trees that will be cut down for MYCA development.	20	EA Issue
4,5,6	Concerns about wastewater treatment and pollution.	32	EA Issue
8	Concerns about the beach and it's construction.	3	N/A <sup>1</sup>
15	Worries about what will happen to the trees that were planted by volunteers a couple of years ago.	1	N/A <sup>1</sup>
26	Lake is one of the largest recreational areas in the state.	6	EA Issue
37	The reservoir is shrinking because of continued development. Therefore, development should not be done.	5	EA Issue
41/52	Wildlife effects, species in area.	22	EA Issue
46	Development blocks current trail by Woodruff's land.	1	EA Issue
47/51	Info about MacBride Raptor program, the birds released there, and their status.	8	EA Issue
48	There is a historical trail, Scales Bend Wagon Trail.	3	EA Issue
53	Area is used for flood control and erosion control.	8	EA Issue
60	Residents were active in helping with Girl Scout camp.	1	N/A <sup>1</sup>
78	Info about impacts to MacBride Nature Recreation Area.	1	EA Issue
TOTAL		111	
<b>SUGGESTIONS FOR ALTERNATIVE LAND USE</b>			
9	A wilderness area should be made.	24	EA Issue
11	Area should be low level camp.	5	EA Issue
24	Area should be recreational area for native Iowans.	12	EA Issue
33	Area should be opened for more proposals.	3	EA Issue

Table 4. Index to the Codes Coralville Public Comment Forms (page 3 of 3)

CODE	ISSUE	TOTAL NUMBER OF COMMENTS RECEIVED	ACTION
80	Alternative: Sell the property on the open market and consider designating what its use can be. Private owners would then be free to meet/exceed all local, state and federal regulations and the results would be totally compatible to the area and its citizens needs.	1	EA Issue
TOTAL		45	
<b>ZAMBRANA AND EA CONCERNS</b>			
14	Concerns about the credibility of Zambrana and the EA.	6	N/A <sup>1</sup>
23	Comments about scoping meeting.	3	N/A <sup>1</sup>
62	Concerns about the legal value of the EA and the completeness of many MYCA documents.	2	N/A <sup>1</sup>
65	If downsizing is necessary, how does the process work for a new lease?	1	Lease Issue
73	Methods of public notification.	1	N/A <sup>1</sup>
74	Questions about other environmental agencies involvement.	1	EA Issue
75	Questions about lease and what was needed before it was submitted.	2	N/A <sup>1</sup>
77	Questions about the scope of work.	3	N/A <sup>1</sup>
TOTAL		19	
<b>MYCA CONCERNS</b>			
29	The area will be a youth and cultural development for future generations.	3	N/A <sup>1</sup>
35	Concerns about the MYCA definition of conferences.	1	EA Issue
36/40	MYCA says the neighbors provide a hostile environment. Concerns about how this will affect the MYCA and neighborhood contact.	7	EA Issue
44	The area should be developed so that the local people are happy and MYCA people can do everything they want to do.	1	N/A <sup>1</sup>
49/50	Comments about the MYCA program and their lack of a primitive, natural camp experience.	5	N/A <sup>1</sup>
70	Who would control/regulate the camp once it's developed?	1	Lease Issue
71	Concerns about what is limiting the camp capacity of 300 people over the summer.	1	Lease Issue
TOTAL		19	
<b>NET TOTAL</b>		457	

<sup>1</sup>-N/A - not addressable in the EA or the lease agreement

Table 4A. Codes for Comment Forms in Numerical Order (Page 1 of 4)

CODE NUMBER	ISSUE	TOTAL NUMBER OF COMMENTS RECEIVED	ACTION
1	MYCA proposal represents too high a level of development for the project site.	38	EA Issue
2	The streets lack adequate capacity and the MYCA proposal will degrade traffic.	41	EA Issue
3	Concerns regarding the number and size of trees that will be cut down for MYCA development.	20	EA Issue
4,5,6	Concerns about wastewater treatment and pollution.	32	EA Issue
7	Corps is hypocritical. They should want conservation but instead they have this proposal.	14	N/A <sup>1</sup>
8	Concerns about the beach and its construction.	3	EA Issue
9	A wilderness area should be made.	24	EA Issue
10	Aesthetics/visual impacts.	5	EA Issue
11	Area should be low-level camp.	5	EA Issue
12	The Corps has strict regulations for homeowners but not for MYCA.	9	N/A <sup>1</sup>
13	Corps needs to provide proof that this is a non-profit proposal.	1	Lease Issue
14	Concerns about the credibility of Zambrana and the EA.	6	N/A <sup>1</sup>
15	Worries about what will happen to the trees that were planted by volunteers a couple of years ago.	1	EA Issue
16	More information is required on the lease, such as annual cost and term.	4	Lease Issue
17/63	Concerns for emergency needs.	11	EA Issue
18	Concerned about the accuracy and verification of the drawings.	2	EA Issue
19	Question whether the Corps has a title to the site property.	1	N/A <sup>1</sup>
20	Objections to a private organization on public land.	6	N/A <sup>1</sup>
21	Property values will decrease.	9	EA Issue
22	Safety issues because of the added number of people on the roads and in the area.	11	EA Issue
23	Comments about scoping meeting.	3	N/A <sup>1</sup>
24	Area should be recreational area for native Iowans.	12	EA Issue
25	code not used	code not used	code not used

Table 4A. Codes for Comment Forms in Numerical Order (Page 2 of 4)

CODE NUMBER	ISSUE	TOTAL NUMBER OF COMMENTS RECEIVED	ACTION
26	Lake is one of the largest recreational areas in the state.	6	EA Issue
27	There should be separation of church and state. Religious organization should not be given lease to site.	7	N/A <sup>1</sup>
28	code not used	code not used	code not used
29	The area will be a youth and cultural development for future generations.	3	N/A <sup>1</sup>
30	MYCA will use taxpayers money for roads, EMS, etc.	13	EA Issue
31	Increase in crime.	5	EA Issue
32	There has been misinformation by MYCA and the Corps on the project and proposal.	6	EA Issue
33	Area should be opened for more proposals.	3	EA Issue
34	Concerns about public accessibility to the land.	24	EA Issue
35	Concerns about the MYCA definition of conferences.	1	EA Issue
36	see 40		
37	The reservoir is shrinking because of continued development. Therefore, development should not be done.	5	EA Issue
38	Use of tax-paying site to produce revenue	2	N/A <sup>1</sup>
39	Concerns about noise levels.	13	EA Issue
36/40	MYCA says the neighbors provide a hostile environment. Concerns about how this will affect the MYCA and neighborhood contact.	7	EA Issue
41/52	Wildlife effects, species in area.	22	EA Issue
42	Concerned whether MYCA will receive financial assistance.	1	N/A <sup>1</sup>
43	Threats of law suits and litigation if a lease is granted to MYCA.	2	N/A <sup>1</sup>
44	The area should be developed so that the local people are happy and MYCA can do everything they want to do.	1	N/A <sup>1</sup>
45	code not used	code not used	code not used
46	Development blocks current trail by Woodruff's land.	1	EA Issue
47/51	Info about Macbride Raptor program, the birds released there, and their status.	8	EA Issue



Table 4A. Codes for Comment Forms in Numerical Order (Page 3 of 4)

CODE NUMBER	ISSUE	TOTAL NUMBER OF COMMENTS RECEIVED	ACTION
48	There is a historical trail, Scales Bend Wagon Trail.	3	EA Issue
49/50	Comments about the MYCA program and their lack of a primitive, natural camp experience.	5	N/A <sup>1</sup>
51	see 47		
52	see 41		
53	Area is used for flood control and erosion control.	8	EA Issue
54	This decision will set a precedent for other non-profit organizations to go on public land.	6	N/A <sup>1</sup>
55	code not used	code not used	code not used
56	Concerns about the impact of the project on the nearby homeowners.	8	EA Issue
57	Would like to know other Corps areas available for leasing.	3	N/A <sup>1</sup>
58	The land regulations require 3 acres of land for one family. MYCA cannot have that many people on the land.	6	EA Issue
59	code not used	code not used	code not used
60	Residents were active in helping with Girl Scout camp.	1	N/A <sup>1</sup>
61	Local farmer was using the land but had to leave because the lease was too high of a payment.	4	N/A <sup>1</sup>
62	Concerns about the legal value of the EA and the completeness of many MYCA documents.	2	N/A <sup>1</sup>
63	see 17		
64	Who will be overseeing the project to ensure it's built to plan?	1	Lease Issue
65	If downsizing is necessary, how does the process work for a new lease?	1	Lease Issue
66,67	code not used	code not used	code not used
68	Additional information needed on the rejection of IO-DIS-E-CA's proposal.	1	N/A <sup>1</sup>
69	code not used	code not used	code not used
70	Who would control/regulate the camp once it's developed?	1	Lease Issue
71	Concerns about what is limiting the camp capacity of 300 people over the summer.	1	Lease Issue

Table 4A. Codes for Comment Forms in Numerical Order (Page 4 of 4)

CODE NUMBER	ISSUE	TOTAL NUMBER OF COMMENTS RECEIVED	ACTION
72	Impact on local zoning.	6	EA Issue
73	Methods of public notification.	1	N/A <sup>1</sup>
74	Questions about other environmental agencies involvement.	1	EA Issue
75	Questions about lease and what was needed before it was submitted.	2	N/A <sup>1</sup>
76	Information is needed on procedure for resolving complaints or issues if the MYCA proposal goes through.	2	Lease Issue
77	Questions about the scope of work	3	N/A <sup>1</sup>
78	Info about impacts to Macbride Nature Recreation Area	1	EA Issue
79	Interested in knowing if the lessee has other leases on Corps land.	1	N/A <sup>1</sup>
80	Alternative: Sell the property on the open market and consider designating what its use can be. Private owners would then be free to meet/exceed all local, state and federal regulations and the results would be totally compatible to the area and its citizens needs.	1	EA Issue

<sup>1</sup>-N/A – not addressable in the EA or the lease agreement

Table 5. MYCA Public Informational Meeting Public Comment  
Summary (page 1 of 2)

COMMENTING PERSONS/ORGANIZATION	COMMENT CODE NUMBER
Anonymous	43, 62
Anonymous	1,2
Aossey, Alisa	29
Aossey, Bill	29
Aossey, Jalel	44
Bachman, Peter and Vicki	2, 3, 4, 5, 6, 12, 17, 30, 39
Bavousett, Rex L.	24
Beatty, Cary	3, 6, 9, 11, 12, 13, 38
Beatty, Kristin	1, 2, 3, 4, 5, 6, 11, 14, 17, 21, 23, 27, 30, 34
Brimeyer, Jeff	2, 3, 4, 5, 6, 9
Brogan, Jerry and Julie	1, 2, 4, 5, 6, 12, 18, 27, 40, 41, 56, 58, 61, 63, 64
Buckley, Barbara	1, 2, 3, 4, 5, 6, 9
Carr, Al	2, 4, 5, 6, 9, 14, 17, 24, 32, 40
Clark, Jane R.	1, 2, 4, 5, 6, 9, 11, 24, 37, 41, 47, 52,
Conrads, David	1, 9, 41, 47, 49/50
Dolezal, Ruthie	20, 24, 27, 34
Dunn, Jean	2, 3, 4, 5, 6, 7, 31, 34, 41, 47, 68
Dunn, Robert. L.	1, 2, 9, 22, 30, 31, 34, 37, 40, 47, 53, 60, 61
Edwards, P.J.	1, 2, 4, 5, 6, 9, 21, 31, 32, 33
Etherington, Karen	23, 34
Golke, Paul	4, 5, 6, 54, 57, 65
Green, Ethel M.	1, 7, 26, 33, 56
Gruhn, Brian	1,9,12, 20
Haines, Brenda	2, 7, 9, 11, 16, 21, 34, 41, 54, 70
Haines, Kevin	2, 3, 4, 5, 6, 24, 34, 41, 53
Hiland, Theresa	2, 3, 4, 5, 6, 34, 41
Hollis, Richard	1, 3, 4, 5, 6, 41, 53, 77
Housel, Bob and Karen	4, 5, 6, 10
Hubel, Kenn	1, 2, 9, 10, 56
Hyde, Betty	1, 41, 48
Jammal, Riad A.	29
Jansen, Dave	2, 7, 12, 21, 22, 39
Jansen, Lynn	1, 2, 12, 30, 37, 39, 40, 41, 52
Jones, Dean	61
Jones, Dean and Ellen	9, 24, 26, 54
Jordahl, Jonathan	2, 3, 22, 30
Jurgensen, Kasey	1, 4, 5, 6, 26

Table 5. MYCA Public Informational Meeting Public Comment  
Summary (page 2 of 2)

COMMENTING PERSONS/ORGANIZATION	COMMENT CODE NUMBER
Kinney, Lynne (neighborhood group)	2, 3, 4, 5, 6, 7, 8, 14, 17, 21, 22, 27, 30, 31, 34, 39, 41, 47, 48, 49, 53, 56, 58, 72, 73, 74, 75, 76, 77
Kinney, Mark and Lynne	1, 2, 3, 4, 5, 6, 14, 21, 22, 34, 39, 56
Kinney, Allison	2, 10, 22, 34, 56
Lehman, Mike	2, 4, 5, 17, 30, 42
Leo, Ken	1, 2, 4, 5, 6, 20, 56, 72
Lewis, Sylvia	1, 2, 4, 5, 6, 7, 9, 10, 21, 27, 39, 43
Lisenbee, Bob	1, 2, 4, 5, 6, 8, 9, 26, 27, 34, 37, 38, 39, 40, 41
Lisenbee, Terese	1, 2, 7, 21, 22, 32, 34, 52
Mangrich, Christine and Thomas	1, 2, 4, 5, 7, 22
Marshall, Jeff	1, 2, 9, 21, 34, 39, 40, 41, 58, 71
Marshall, Marilyn	1, 9, 12, 24, 26, 53
Moragar, Jim	7, 9, 10, 27
Myers, Michael	1, 9, 56, 57
Novotny, Dennis	58, 72
Nanoly, Mel and Alice	1, 2
O'Malley, Kathy	1, 2, 3, 4, 5, 7, 30
Pedrick, Julie	1, 2, 3, 4, 5, 6, 7, 8, 22
Peterson, Brandi	2, 11, 30, 39
Peterson, Nathan	37, 40
Pewitt, Howard	1, 20, 24
Robinson, Julie	1, 2, 3, 4, 5, 6, 32, 34, 41, 72
Robinson, Nelson	4, 5, 6, 14, 15, 16, 17, 18, 19
Ross, Byron R.	32, 62
Ryerson, Kathy	1, 3, 34, 46, 47, 48, 49, 50, 51
Schmidt, Curtis L.	30, 34
Southwick, Ron	1, 7
Southwick, Susan	1, 2, 3, 4, 5, 6, 7, 24, 34, 39, 41, 53, 58, 72
Speakman, Steve	1, 34
Stewart, Rachelle	1, 9, 20, 24, 30, 41, 54
Stewart, Robert	2, 9
Tallman, Dennis	2, 3, 9, 24, 34, 35, 39
Tallman, Jim	2, 6, 12, 39
Terrill, Mary	1, 2, 3, 4, 5, 6, 9, 16, 17, 32, 33, 34, 66
Terrill, Tom	30, 34, 41, 52
Thompson, Carol	2, 4, 5, 6, 17, 72
Woodruff, Doris	2, 3, 9, 22, 39, 53
Woodruff, Tom	1, 2, 4, 5, 6, 7, 9, 12, 14, 16, 17, 22, 23, 30, 31, 34, 41, 47, 53, 54, 57, 58, 61, 63, 75, 76, 77, 78, 79, 80
Young, Grace	20, 24, 26, 34
Young, Richard A.	1, 54
Young, Wilbur	1

# Exhibit 1

## **PUBLIC INFORMATIONAL MEETING FOR THE PROPOSED NONPROFIT REAL ESTATE LEASE TO MUSLIM YOUTH CAMPS OF AMERICA**

### **INTRODUCTION**

The U.S. Army Corps of Engineers, Rock Island District (Corps), has contracted Zambrana Engineering, Inc. (ZEI) to conduct an assessment of a nonprofit real estate lease application for the use of Corps property located adjacent to Coralville Reservoir, northeast of North Liberty, IA. The project area illustrated in Figure 1 is located within a 106-acre site along Coralville Reservoir approximately 4 miles from North Liberty. Access to the site is via Scales Bend Road.

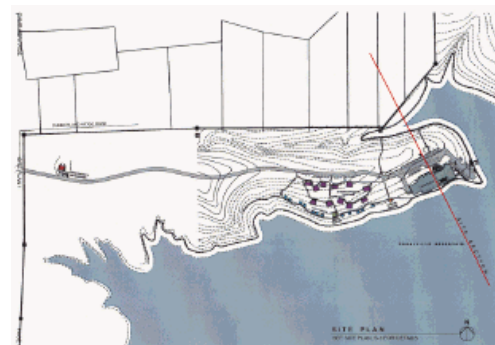


**Figure 1. Project Location**

The proposed site was formerly leased to the Girl Scouts for camping purposes until 1990. Over the intervening years the facilities have deteriorated and understory has overgrown the former campsite (Camp Daybreak).

### **PROJECT DESCRIPTION**

The Corps is currently evaluating a lease application to redevelop the site as a recreational resource. The lease applicant, Muslim Youth Camps of America (MYCA), proposes to use the former Girl Scout campsite as a summer camp for recreational and educational activities for multi-cultural campers, and as a retreat/conference site during the non-camping season. The facilities would be available for use by other nonprofit groups when not in use by MYCA. Figure 2 illustrates the proposed facilities at the site, which include ten cabins, 12 tent platforms, a lodge, a caretaker's residence, restrooms, canoe storage, access road and parking lots. Additional facilities not shown in Figure 2, include a beach on the south side of the site adjacent to the lodge and a floating boat dock on the north side of the site near the embayment area.



**Figure 2. MYCA PROPOSAL**

The proposed facilities are designed to blend in with the wooded surroundings and would be located in a way to minimize the loss of large trees. The vegetation to be cleared from the site is mostly understory, saplings and small trees. As presented in MYCA's proposal, the facilities will be located on the south face of the ridge that runs in an east-west direction through the site. Trees and understory located to the north of this ridge and in the ravine to the north would remain undisturbed, except for paths to gain access to the embayment area.

Usage of the site once construction is complete and the camp is fully operational, is anticipated to be approximately 120 campers per week during a 10-week summer camp period, and about 3,000 to 4,000 retreat/conference attendees spread over the remaining 42 weeks of the year. Activities during the camping season will include swimming, boating, hiking, indoor and outdoor educational activities, onsite work activities, indoor and outdoor cultural activities, and offsite field trips to local points of interest. Similar activities are also planned during the non-camping season at a lower usage level, along with conferences and meditative retreats.

## STUDY PROCESS

The study process being used to evaluate the MYCA lease application is that which was established by the National Environmental Policy Act of 1969 (NEPA). As mandated by NEPA, federal agencies must engage in an interdisciplinary study process (which is defined in the Corps' Engineering Regulation 200-2-2) to evaluate the potential impacts of the proposed action on the human and natural environments. Issues that will be addressed as part of this interdisciplinary process include the potential impacts to land use, socio-economic setting, noise, traffic, wetlands, water quality, endangered species, cultural resources, and other resources. As is illustrated in Figure 3, the Environmental Assessment (EA) of the NEPA process is a decision document used to evaluate the potential for significant impacts resulting from the proposed action.

The EA study process also incorporates a consideration of multiple project alternatives.

Alternatives being evaluated in this study include:

1. The MYCA Lease Application
2. Reduced Use—Reduced intensity of use and development (i.e. fewer campers, fewer facilities, shorter camping season, etc.)
3. Alternate Use—Re-designation of area to low density recreation or forest reserve
4. No Action

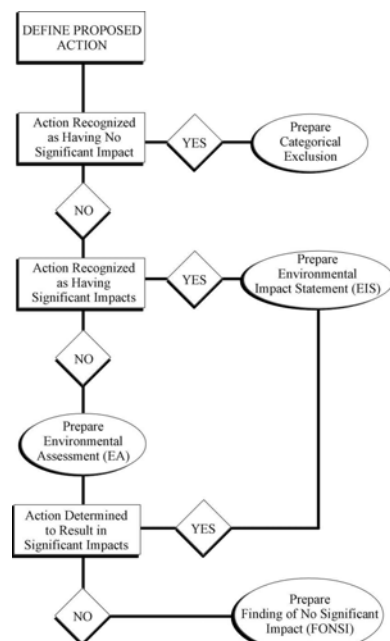


Figure 3. NEPA Process

## WHAT IS YOUR ROLE?

Feedback, input and comments from local citizens, agencies, officials, and other interested parties is an important part of our process. We encourage you to express your comments, inputs and views on each study alternative being evaluated. Your comments may be addressed verbally to any of the study

team members at today's meeting or may be written on the attached comment form. Questions regarding the project may also be addressed at a later date to either of the following Points of Contact:

**Dr. Ken Derickson, ZEI**  
**(630) 718-0503**  
**e-mail: willkend@aol.com.**

**Ms. Karen Hagerty, USACE, Rock Island District**  
**(309) 794-5286**  
**e-mail: karen.h.hagerty@mvr02.usace.army.mil**

Additional information for the proposed nonprofit real estate lease at the former Camp Daybreak site at Coralville Lake can be found at the Corps website:

**<http://www.mvr.usace.army.mil/Daybreak/index.htm>**

## PUBLIC COMMENT FORM

FOR THE PROPOSED NONPROFIT REAL ESTATE LEASE TO  
THE  
MUSLIM YOUTH CAMPS OF AMERICA

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

e-mail: \_\_\_\_\_  
Fax: \_\_\_\_\_

1. Would you like your name to be added to the distribution list?    Y    N

2. Do You live within:

- a. 0.5 miles of the project area
- b. 0.6-5.0 miles of the project area
- c. 5.1-10.0 miles of the project area
- d. >10.0 miles of the project area

3. Please Check all that apply:

- ☐ Homeowner in study area  
☐ Local Business owner  
☐ Interested party outside study area  
☐ Affiliated with \_\_\_\_\_  
 (organized group name)

Please rank each of the following according to your level of concern/interest with regard to this project:

1: high level of concern    2: moderate level of concern    3. little/no concern

\_\_\_\_\_ Traffic/Access  
 \_\_\_\_\_ Forest Impacts  
 \_\_\_\_\_ Water Quality  
 \_\_\_\_\_ Land Use  
 \_\_\_\_\_ Social Impacts  
 \_\_\_\_\_ Other: \_\_\_\_\_

\_\_\_\_\_ Noise  
\_\_\_\_\_ Endangered Species  
\_\_\_\_\_ Cultural Resources  
\_\_\_\_\_ Recreation  
\_\_\_\_\_ Economic Impacts

Additional Comments:

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.